

# CHAPTER 3. MIXED USE DISTRICTS

## Article 3.1. General Provisions 3 – 2

Sec. 3.1.1. District Intent Statements .....	3 – 2
Sec. 3.1.2. District Components .....	3 – 3

## Article 3.2. Base Dimensional Standards 3 – 4

Sec. 3.2.1. Detached House .....	3 – 4
Sec. 3.2.2. Attached House .....	3 – 5
Sec. 3.2.3. Townhouse .....	3 – 6
Sec. 3.2.4. Apartment .....	3 – 7
Sec. 3.2.5. General Building .....	3 – 8
Sec. 3.2.6. Mixed Use Building .....	3 – 9
Sec. 3.2.7. Civic Building.....	3 – 10
Sec. 3.2.8. Open Lot .....	3 – 11

## Article 3.3. Height Requirements 3 – 12

Sec. 3.3.1. Applicability .....	3 – 12
Sec. 3.3.2. Building Height Standards .....	3 – 12
Sec. 3.3.3. Building Massing Standards .....	3 – 13

## Article 3.4. Frontage Requirements 3 – 14

Sec. 3.4.1. Purpose and Intent.....	3 – 14
Sec. 3.4.2. General Requirements .....	3 – 15
Sec. 3.4.3. Parkway (-PK) .....	3 – 16
Sec. 3.4.4. Detached (-DE) .....	3 – 17
Sec. 3.4.5. Parking Limited (-PL).....	3 – 18
Sec. 3.4.6. Green (-GR).....	3 – 19
Sec. 3.4.7. Urban Limited (-UL) .....	3 – 20
Sec. 3.4.8. Urban General (-UG) .....	3 – 21
Sec. 3.4.9. Shopfront (-SH) .....	3 – 22

## Article 3.5. Neighborhood Transitions 3 – 23

Sec. 3.5.1. Applicability .....	3 – 23
Sec. 3.5.2. Transition Zones.....	3 – 23
Sec. 3.5.3. Zone A: Protective Yard .....	3 – 24
Sec. 3.5.4. Zone B: Use Restrictions .....	3 – 25
Sec. 3.5.5. Zone C: Height and Form .....	3 – 26

## Article 3.1. General Provisions

### Sec. 3.1.1. District Intent Statements

#### A. Residential Mixed Use (RX-)

1. RX- is a mixed residential district intended to provide for a variety of residential building types and housing options at density in excess of 10 dwelling units per acre.
2. RX- can serve as a land use transition between other mixed use districts and residential neighborhoods.
3. RX- allows limited retail and services subject to use standards that limit the size and scale to the ground floor corner unit of an apartment building.

#### B. Office Park (OP-)

1. OP- is intended to preserve and provide land for office and employment uses.
2. OP- can also serve as a land use transition between other mixed use districts and residential neighborhoods.

#### C. Office Mixed Use (OX-)

1. OX- is intended to provide for a variety of office and employment uses while allowing for housing and limited retail and service-related options. Limited retail and services-related options are allowed subject to use standards that restrict the size and scale of each use.
2. OX- is not intended to provide for areas exclusively dominated by office or employment uses but provide for developments that balance employment and housing options with access to convenience retail services and goods.
3. OX- can serve as a land use transition between other mixed use districts and residential neighborhoods.

#### D. Neighborhood Mixed Use (NX-)

1. NX- is intended to provide for a variety of residential, retail, service and commercial uses all within walking distance of residential neighborhoods.
2. To limit the overall scale, NX- has a maximum lot size of 10 acres. Maximum height limits should be compatible with adjacent residential development.

#### E. Commercial Mixed Use (CX-)

1. CX- is intended to provide for a variety of residential, retail, service and commercial uses.
2. While CX- accommodates commercial uses, the inclusion of residential and employment uses are strongly encouraged in order to promote live-work and mixed use opportunities.

#### F. Downtown Mixed Use (DX-)

DX- is intended to provide for intense mixed use development of the City's urban core.

#### G. Industrial Mixed Use (IX-)

1. IX- is intended to provide for a variety of light industrial and manufacturing uses while allowing for retail, service and commercial activity and limited housing opportunities. To help ensure that land is reserved for manufacturing and employment, residential uses are limited to the upper stories of mixed use buildings.
2. IX- is not intended to provide for areas exclusively dominated by light industrial or manufacturing but provide for developments that incorporate commercial uses with housing, retail and service-related activity.
3. IX- can serve as a land use transition between heavy industrial areas and mixed use districts.

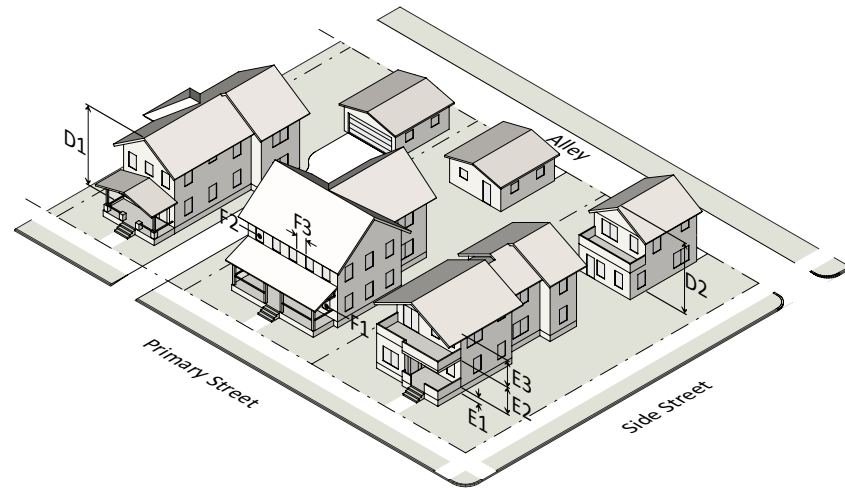
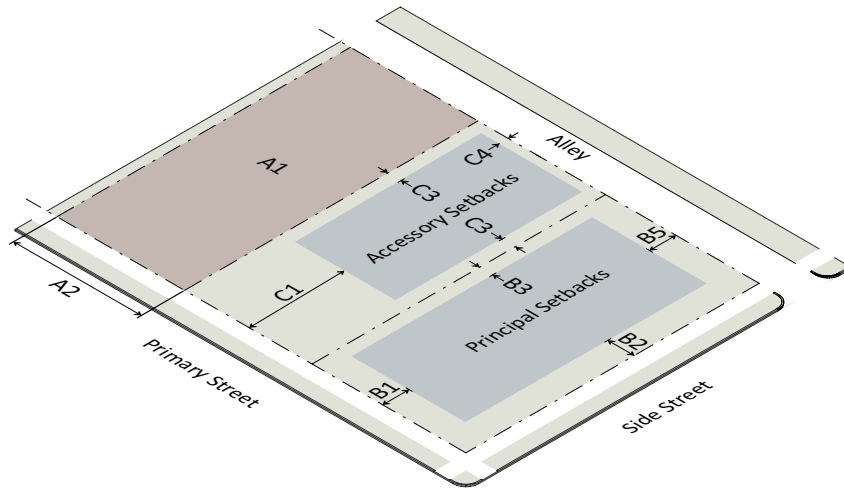
### Sec. 3.1.2. District Components

- A. Each mixed use district is comprised of one or more of the following components:
1. Use and Base Dimensions (RX-, OP-, OX-, NX-, CX-, DX-, IX-)
  2. Height (-3, -4, -5, -7, -12, -20, -40); and
  3. Frontage (-PK, -DE, -PL, -GR, -UL, -UG, -SH).
- B. A variety of mixed use districts can be constructed by applying different height and frontage configurations as shown in the table below.
- C. Each mixed use district must include a height designation. A frontage is optional unless it has already been applied to property and designated on the Official Zoning Map.
- D. Neighborhood transitions apply when adjacent to a residential district (see [Article 3.5](#)).

Use & Base Dimensions	Height	Frontage	Examples
<i>Specifies the range of uses allowed (<a href="#">Chapter 6</a>) and base dimensional standards for allowed building types (<a href="#">Article 3.2</a>).</i>	<i>Sets the maximum allowed height for the district (<a href="#">Article 3.3</a>)</i>	<i>Frontages place additional limitations beyond the base dimensional standards (<a href="#">Article 3.4</a>)</i>	
RX- = Residential Mixed Use OP- = Office Park OX- = Office Mixed Use NX- = Neighborhood Mixed Use CX- = Commercial Mixed Use DX- = Downtown Mixed Use IX- = Industrial Mixed Use	3 = 3 stories max 4 = 4 stories max 5 = 5 stories max 7 = 7 stories max 12 = 12 stories max 20 = 20 stories max 40 = 40 stories max	PK = Parkway DE = Detached PL = Parking Limited GR = Green UL = Urban Limited UG = Urban General SH = Shopfront	RX-3: Residential Mixed Use, up to 3 stories, no frontage required  OX-5-SH: Office mixed use, up to 5 stories, shopfront frontage required  CX-7-PK: Commercial mixed use, up to 7 stories, parkway frontage required

## Article 3.2. Base Dimensional Standards

### Sec. 3.2.1. Detached House

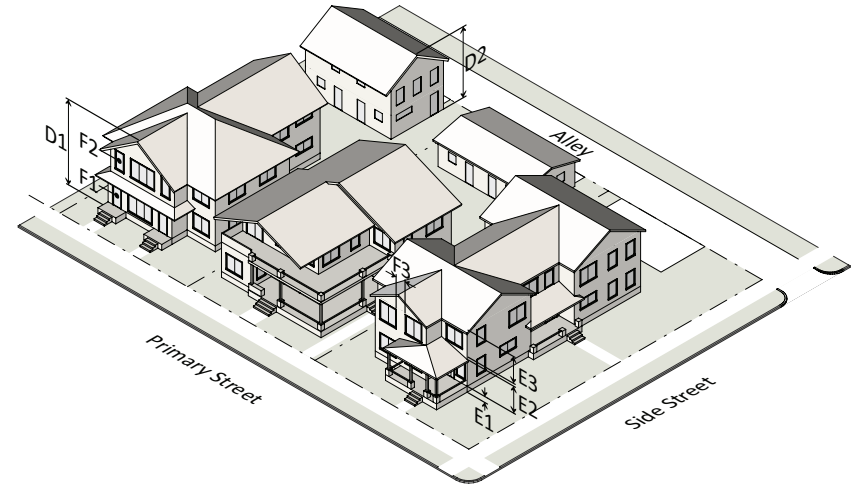
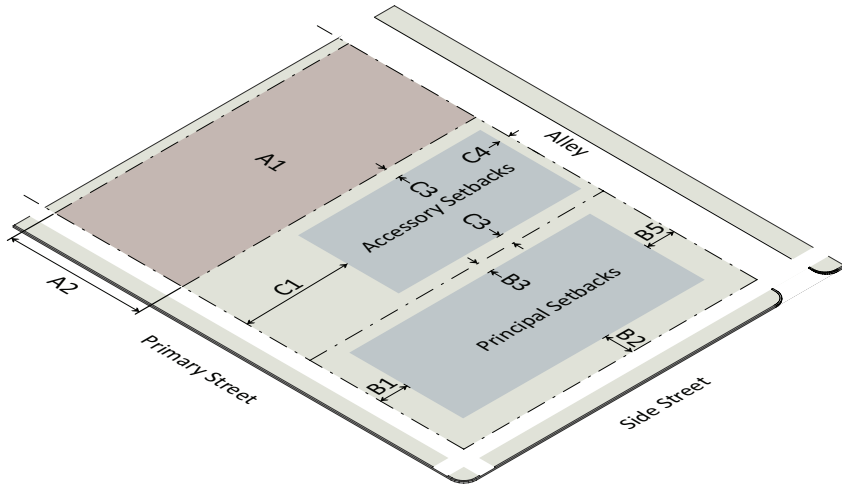


	RX-, OX-, NX-, CX-	DX-
<b>A. Lot Dimensions</b>		
A1 Area (min)	4,000 sf	n/a
A2 Width (min)	45'	n/a
<b>B. Principal Building Setbacks</b>		
B1 From primary street (min)	10'	5'
B2 From side street (min)	10'	5'
B3 From side lot line (min)	5'	3'
B4 Sum of side setbacks (min)	10'	6'
B5 From rear lot line (min)	20'	10'
<b>C. Accessory Structure Setbacks</b>		
C1 From primary street (min)	50'	30'
C2 From side street (min)	10'	5'
C3 From side lot line (min)	5'	3'
C4 From rear lot line (min)	5'	3'
C4 From alley	4' or 20' min	4' or 20' min

	RX-, OX-, NX-, CX-	DX-
<b>D. Height</b>		
D1 Principal building (max)	40'/3 stories	40'/3 stories
D2 Accessory structure (max)	25'	25'
<b>E. Floor Heights</b>		
E1 Ground floor elevation (min)	2'	2'
E2 Ground story height, floor to ceiling (min)	9'	9'
E3 Upper story height, floor to ceiling (min)	9'	9'
<b>F. Transparency</b>		
F1 Ground story (min)	20%	20%
F2 Upper story (min)	15%	15%
F3 Blank wall area (max)	35'	35'
<b>G. Allowed Building Elements</b>		
Porch, stoop		
Balcony		

See [Sec. 1.5.11](#) for specific building element requirements.

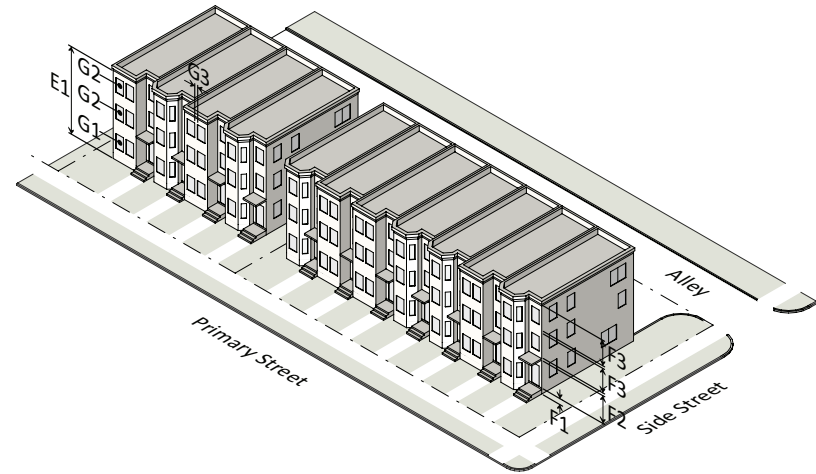
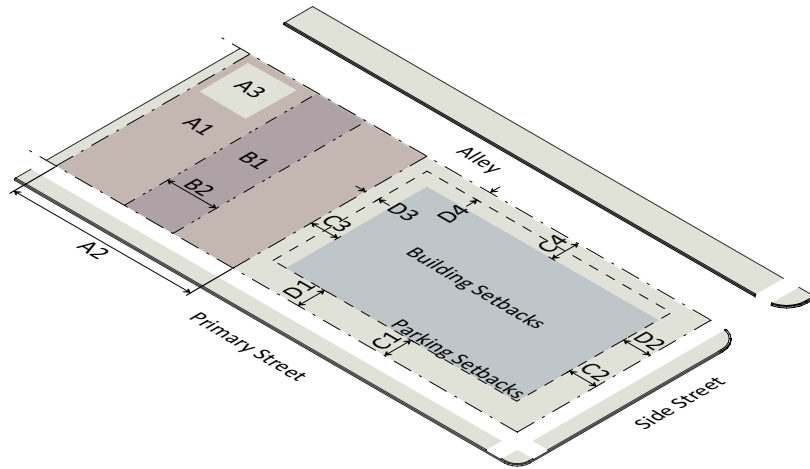
### Sec. 3.2.2. Attached House



	RX-, OX-, NX-, CX-	DX-
<b>A. Lot Dimensions</b>		
A1 Area (min)	6,000 sf	n/a
A2 Width (min)	50'	n/a
<b>B. Principal Building Setbacks</b>		
B1 From primary street (min)	10'	5'
B2 From side street (min)	10'	5'
B3 From side lot line (min)	5'	3'
B4 Sum of side setbacks (min)	10'	6'
B5 From rear lot line (min)	20'	10'
<b>C. Accessory Structure Setbacks</b>		
C1 From primary street (min)	50'	30'
C2 From side street (min)	10'	5'
C3 From side lot line (min)	5'	3'
C4 From rear lot line (min)	5'	3'
C4 From alley	4' or 20' min	4' or 20' min

	RX-, OX-, NX-, CX-	DX-
<b>D. Height</b>		
D1 Principal building (max)	40'/3 stories	40'/3 stories
D2 Accessory structure (max)	25'	25'
<b>E. Floor Heights</b>		
E1 Ground floor elevation (min)	2'	2'
E2 Ground story height, floor to ceiling (min)	9'	9'
E3 Upper story height, floor to ceiling (min)	9'	9'
<b>F. Transparency</b>		
F1 Ground story (min)	20%	20%
F2 Upper story (min)	15%	15%
F3 Blank wall area (max)	35'	35'
<b>G. Allowed Building Elements</b>		
Porch, stoop		
Balcony		
See <a href="#">Sec. 1.5.11</a> for specific building element requirements.		

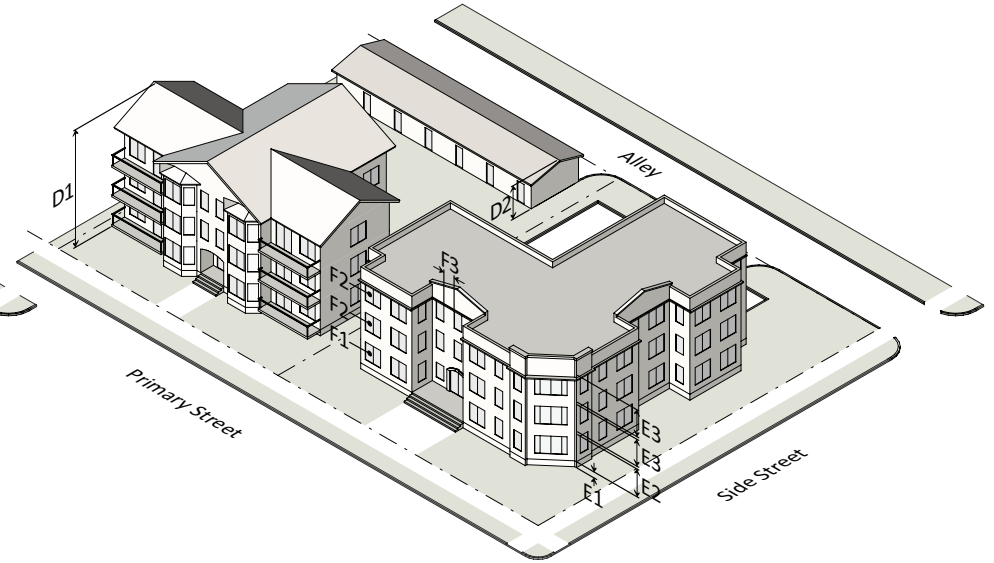
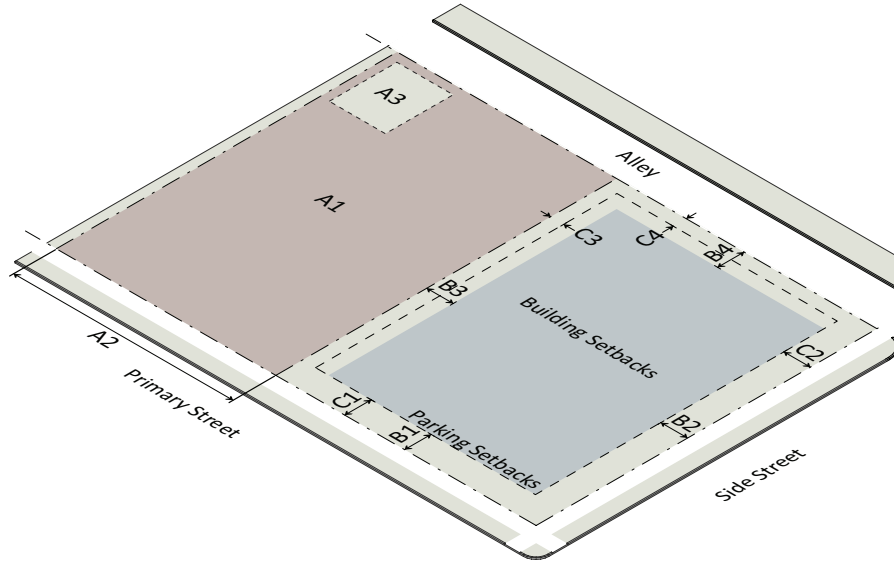
### Sec. 3.2.3. Townhouse



	RX-, OX-, NX-, CX-	DX-
<b>A. Site Dimensions</b>		
A1 Area (min)	3,300 sf	n/a
A2 Width (min)	44'	n/a
A3 Outdoor amenity area (min)	5%	5%
<b>B. Lot Dimensions</b>		
B1 Area (min)	1,200 sf	n/a
B2 Width (min)	16'	n/a
<b>C. Building/Structure Setbacks</b>		
C1 From primary street (min)	10'	5'
C2 From side street (min)	10'	5'
C3 From side lot line (min)	0' or 6'	0' or 6'
C4 From rear lot line (min)	20'	0' or 6'
C4 From alley	4' or 20' min	4' or 20' min
<b>D. Parking Setbacks</b>		
D1 From primary street (min)	20'	20'
D2 From side street (min)	10'	10'
D3 From side lot line (min)	0' or 3'	0' or 3'
D4 From rear lot line (min)	3'	3'
D4 From alley (min)	4'	4'

	RX-, OX-, NX-, CX-	DX-
<b>E. Height</b>		
E1 Principal building (max)	45'/3 stories	45'/3 stories
E2 Accessory structure (max)	25'	25'
<b>F. Floor Heights</b>		
F1 Ground floor elevation (min)	2'	2'
F2 Ground story height, floor to ceiling (min)	9'	10'
F3 Upper story height, floor to ceiling (min)	9'	9'
<b>G. Transparency</b>		
G1 Ground story (min)	20%	20%
G2 Upper story (min)	15%	15%
G3 Blank wall area (max)	35'	35'
<b>H. Allowed Building Elements</b>		
Porch, stoop		
Balcony		
See <a href="#">Sec. 1.5.11</a> for specific building element requirements.		

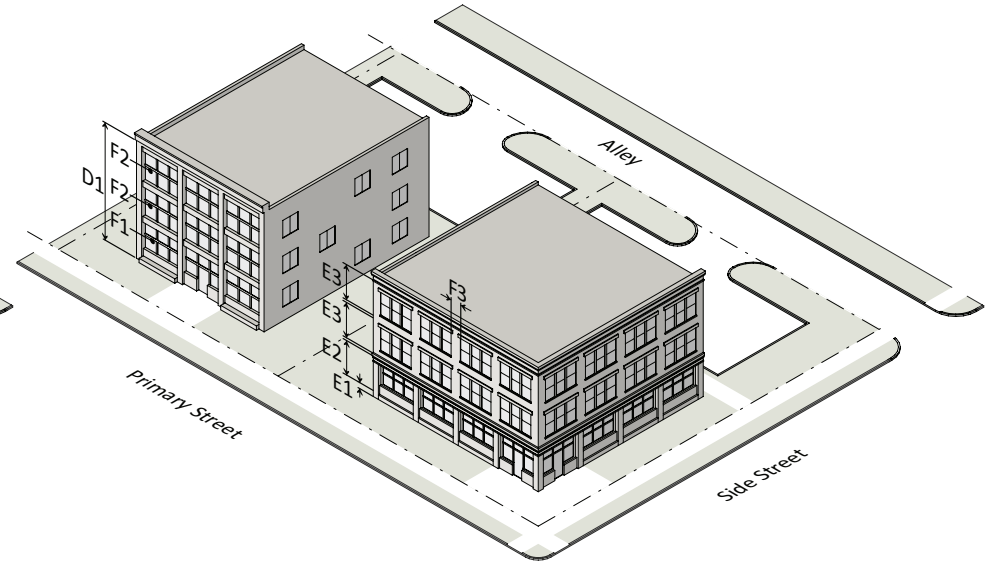
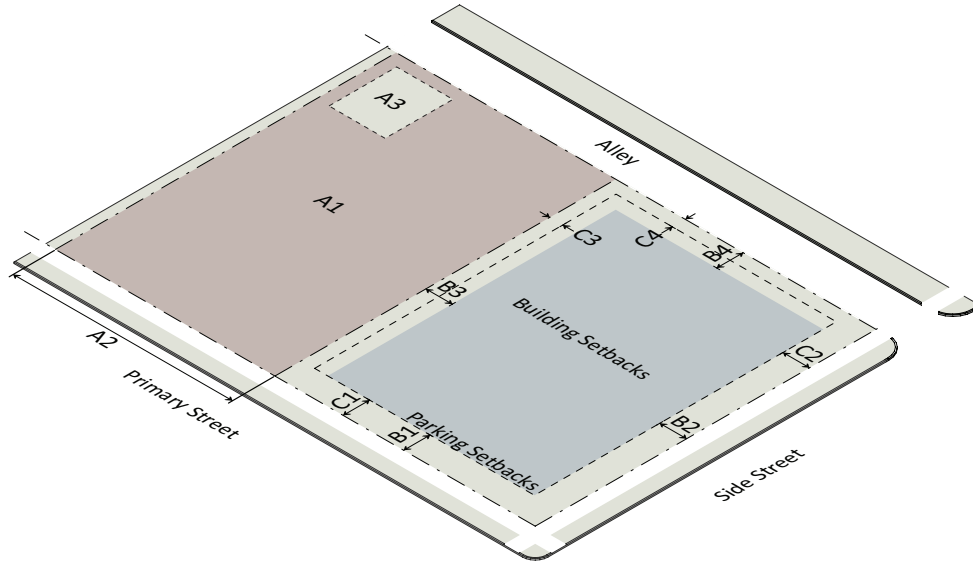
### Sec. 3.2.4. Apartment



	RX-, OX-, NX-, CX-	DX-
<b>A. Lot Dimensions</b>		
A1 Area (min)	10,000 sf	n/a
A1 Area (max)	10 acres (NX- only)	n/a
A2 Width (min)	100'	n/a
A3 Outdoor amenity area (min)	5%	5%
<b>B. Building/Structure Setbacks</b>		
B1 From primary street (min)	5'	5'
B2 From side street (min)	5'	5'
B3 From side lot line (min)	0' or 6'	0' or 6'
B4 From rear lot line (min)	0' or 6'	0' or 6'
B4 From alley	4' or 20' min	4' or 20' min
<b>C. Parking Setbacks</b>		
C1 From primary street (min)	10'	10'
C2 From side street (min)	10'	10'
C3 From side lot line (min)	0' or 3'	0' or 3'
C4 From rear lot line (min)	0' or 3'	0' or 3'
C4 From alley (min)	4'	4'

	RX-, OX-, NX-, CX-	DX-
<b>D. Height</b>		
D1 Principal building (max)	Set by district	Set by district
D2 Accessory structure (max)	25'	25'
<b>E. Floor Heights</b>		
E1 Ground floor elevation (min)	2'	2'
E2 Ground story height, floor to ceiling (min)	9'	11'
E3 Upper story height, floor to ceiling (min)	9'	9'
<b>F. Transparency</b>		
F1 Ground story (min)	20%	20%
F2 Upper story (min)	15%	15%
F3 Blank wall area (max)	35'	35'
<b>G. Allowed Building Elements</b>		
Porch, stoop		
Balcony		
See <a href="#">Sec. 1.5.11</a> for specific building element requirements.		

## Sec. 3.2.5. General Building

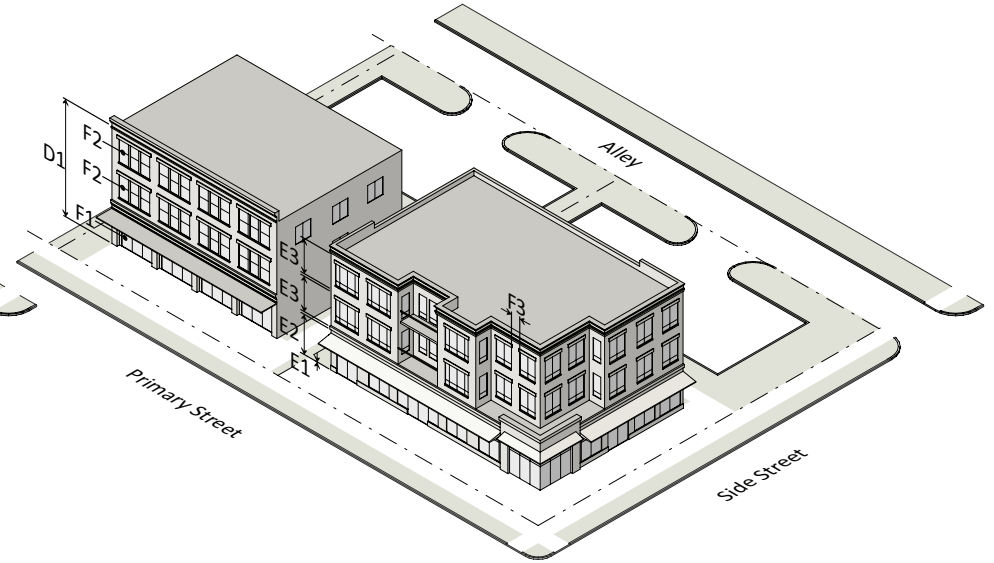
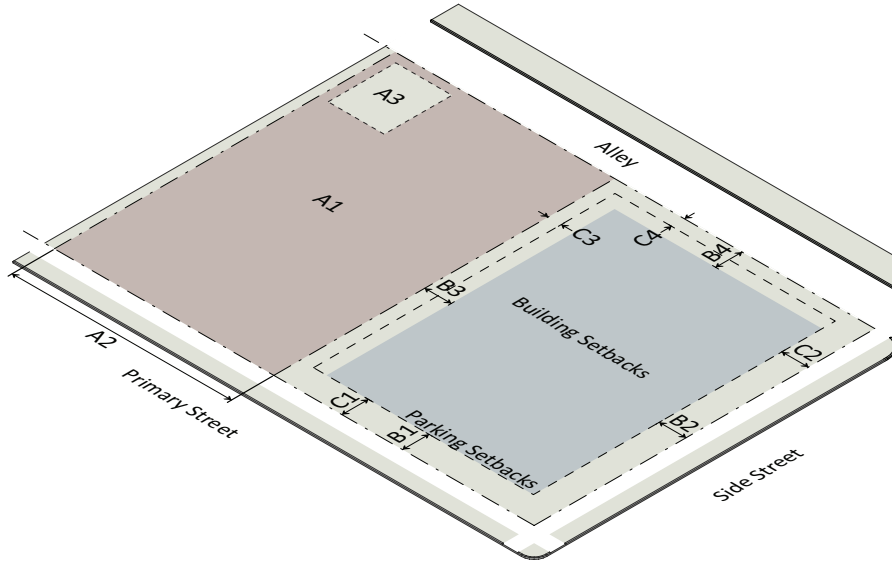


	OP-, OX- NX-, CX-	DX-	IX-
<b>A. Lot Dimensions</b>			
A1 Area (min)	n/a	n/a	n/a
A1 Area (max)	10 acres (NX- only)	n/a	n/a
A2 Width (min)	n/a	n/a	n/a
A3 Outdoor amenity area (min)	5%	5%	5%
<b>B. Building/Structure Setbacks</b>			
B1 From primary street (min)	5'	3'	3'
B2 From side street (min)	5'	3'	3'
B3 From side lot line (min)	0' or 6'	0' or 6'	0' or 6'
B4 From rear lot line (min)	0' or 6'	0' or 6'	0' or 6'
B4 From alley (min)	5'	5'	5'
<b>C. Parking Setbacks</b>			
C1 From primary street (min)	10'	10'	10'
C2 From side street (min)	10'	10'	10'
C3 From side lot line (min)	0' or 3'	0' or 3'	0' or 3'
C4 From rear lot line (min)	0' or 3'	0' or 3'	0' or 3'
C4 From alley (min)	5'	5'	5'

	OP-, OX- NX-, CX-	DX-	IX-
<b>D. Height</b>			
D1 Principal building (max)	Set by district	Set by district	Set by district
D2 Accessory structure (max)	25'	25'	25'
<b>E. Floor Heights</b>			
E1 Ground floor elevation (min)	0'	0'	0'
E2 Ground story height, floor to ceiling (min)	11'	13'	11'
E3 Upper story height, floor to ceiling (min)	9'	9'	9'
<b>F. Transparency</b>			
F1 Ground story (min)	40%	50%	20%
F2 Upper story (min)	20%	20%	20%
F3 Blank wall area (max)	30'	30'	50'
<b>G. Allowed Building Elements</b>			
Balcony			
Gallery, awning			

See [Sec. 1.5.11](#) for specific building element requirements.

### Sec. 3.2.6. Mixed Use Building

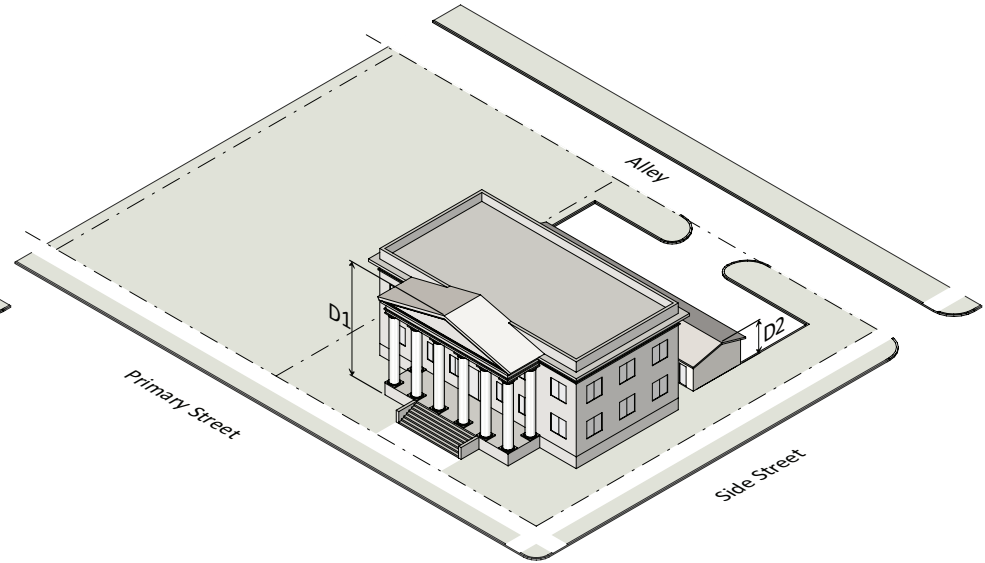
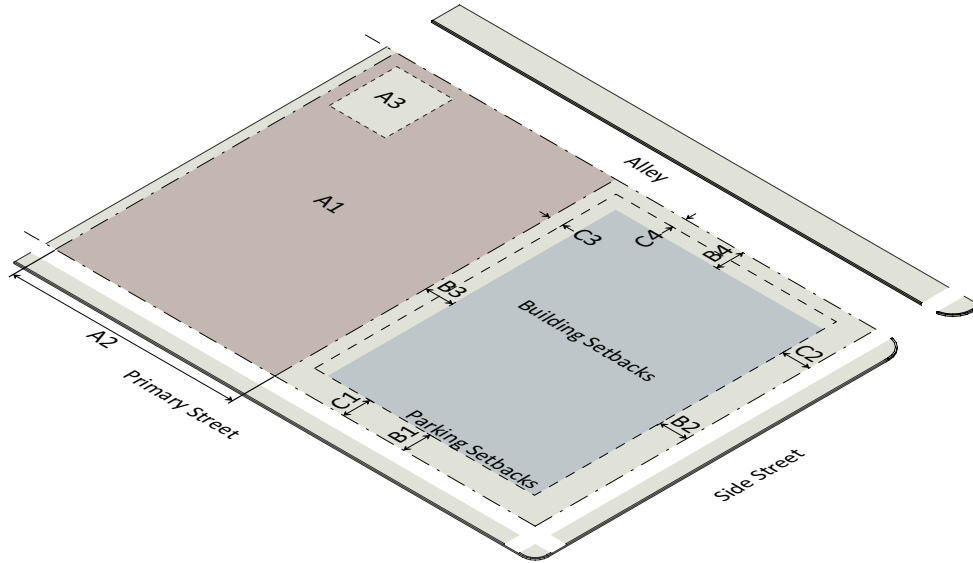


	OP-, OX- NX-, CX-, IX-	DX-
<b>A. Lot Dimensions</b>		
A1 Area (min)	n/a	n/a
A1 Area (max)	10 acres (NX- only)	n/a
A2 Width (min)	n/a	n/a
A3 Outdoor amenity area (min)	5%	5%
<b>B. Building/Structure Setbacks</b>		
B1 From primary street (min)	5'	3'
B2 From side street (min)	5'	3'
B3 From side lot line (min)	0' or 6'	0' or 6'
B4 From rear lot line (min)	0' or 6'	0' or 6'
B4 From alley (min)	5'	5'
<b>C. Parking Setbacks</b>		
C1 From primary street (min)	10'	10'
C2 From side street (min)	10'	10'
C3 From side lot line (min)	0' or 3'	0' or 3'
C4 From rear lot line (min)	0' or 3'	0' or 3'
C4 From alley (min)	5'	5'

	OP-, OX- NX-, CX-, IX-	DX-
<b>D. Height</b>		
D1 Principal building (max)	Set by district	Set by district
D2 Accessory structure (max)	25'	25'
<b>E. Floor Heights</b>		
E1 Ground floor elevation (min)	0'	0'
E2 Ground story height, floor to ceiling (min)	13'	15'
E3 Upper story height, floor to ceiling (min)	9'	9'
<b>F. Transparency</b>		
F1 Ground story (min)	60%	70%
F2 Upper story (min)	20%	20%
F3 Blank wall area (max)	20'	20'
<b>G. Allowed Building Elements</b>		
Balcony		
Gallery, awning		

See [Sec. 1.5.11](#) for specific building element requirements.

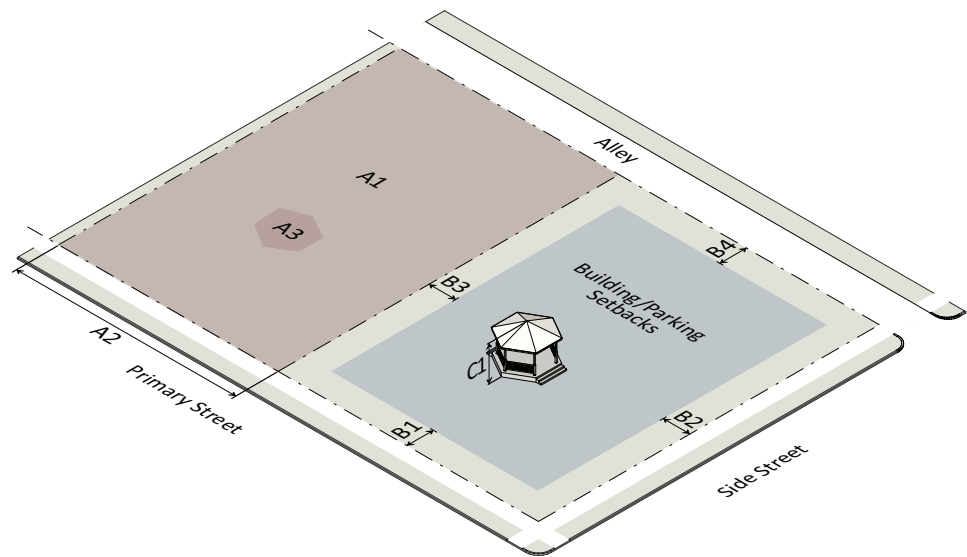
## Sec. 3.2.7. Civic Building



	RX-, OP-, OX- NX-, CX-, IX-	DX-
<b>A. Lot Dimensions</b>		
A1 Area (min)	n/a	n/a
A1 Area (max)	10 acres (NX- only)	n/a
A2 Width (min)	n/a	n/a
A3 Outdoor amenity area (min)	5%	5%
<b>B. Building/Structure Setbacks</b>		
B1 From primary street (min)	10'	5'
B2 From side street (min)	10'	5'
B3 From side lot line (min)	0' or 6'	0' or 6'
B4 From rear lot line (min)	0' or 6'	0' or 6'
B4 From alley (min)	5'	5'
<b>C. Parking Setbacks</b>		
C1 From primary street (min)	10'	10'
C2 From side street (min)	10'	10'
C3 From side lot line (min)	0' or 3'	0' or 3'
C4 From rear lot line (min)	0' or 3'	0' or 3'
C4 From alley (min)	5'	5'

	RX-, OP-, OX- NX-, CX-, IX-	DX-
<b>D. Height</b>		
D1 Principal building (max)	Set by district	Set by district
D2 Accessory structure (max)	25'	25'
<b>E. Allowed Building Elements</b>		
Balcony		
Gallery, awning		
See <a href="#">Sec. 1.5.11</a> for specific building element requirements.		

Sec. 3.2.8. Open Lot



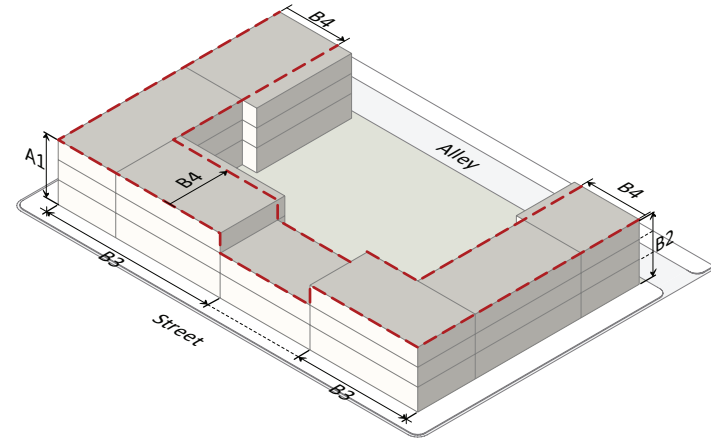
	RX-, OP-, OX- NX-, CX-, IX-	DX-
<b>A. Lot Dimensions</b>		
A1 Area (min)	5,000 sf	n/a
A2 Width (min)	50'	n/a
A3 Building coverage (max)	15%	15%
<b>B. Building/Parking Setbacks</b>		
B1 From primary street (min)	10'	10'
B2 From side street (min)	10'	10'
B3 From side lot line (min)	10'	10'
B4 From rear lot line (min)	10'	10'
B4 From alley (min)	10'	10'
<b>C. Height</b>		
C1 All building/structures (max)	40'	40'
<b>D. Allowed Building Elements</b>		
None		

## Article 3.3. Height Requirements

### Sec. 3.3.1. Applicability

- A. Each mixed use district must include one of the following height designations. The designation establishes the maximum height in stories and feet for each mixed use district. For example, CX-7 has a maximum height limit of seven stories or 90 feet.
- 3 3 stories / 50 feet max
  - 4 4 stories / 62 feet max
  - 5 5 stories / 75 feet max
  - 7 7 stories / 90 feet max
  - 12 12 stories / 150 feet max
  - 20 20 stories / 250 feet max
  - 40 40 stories / 500 feet max
- B. The height requirements apply to apartments, general buildings, mixed use buildings and civic buildings. Maximum heights for detached house, attached house and townhouse are set forth in [Article 3.2](#).
- C. The minimum height requirements apply only to the urban frontages. The urban frontages include the following: Green, Urban Limited, Urban General and Shopfront. Civic buildings are exempt from the minimum height requirements.

### Sec. 3.3.2. Building Height Standards



District		-3	-4	-5	-7	-12	-20	-40
<b>A. Max Height</b>								
A1	Building height (max stories)	3	4	5	7	12	20	40
A1	Building height (max feet)	50'	62'	75'	90'	150'	250'	500'
<b>B. Min Height (Urban Frontages Only)</b>								
B2	Building height (min stories)	n/a	n/a	n/a	2	2	3	3
B3	Street facing facade at min height (min % of lot width)	n/a	n/a	75%	75%	75%	75%	75%
B4	Depth of min height from front building facade into lot (min)	n/a	n/a	30'	30'	45'	60'	60'

Sec. 3.3.3. Building Massing Standards

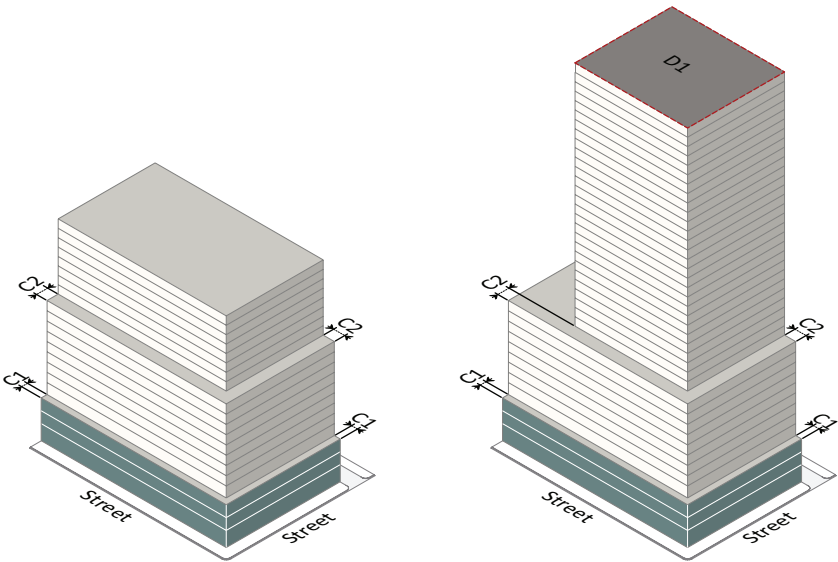
A. Intent

The intent of the building massing regulations is to manage the impact of tall buildings located near the public right-of-way. Stepbacks are intended to provide access to light and air at street level, mitigate wind impacts, produce a consistent street wall and visually reduce the perceived scale of a building to avoid a canyon effect.

B. Administrative Alternate Findings

The Planning and Development Officer may in accordance with Sec. 10.2.17 approve an alternate building massing standard, subject to the following findings:

- 1. The approved alternate meets the intent of the building massing regulations.
- 2. The approved alternate complies with the Comprehensive Plan and adopted City plans.
- 3. If the approved alternate uses a change in building materials to mimic a change in wall plane, the most substantial and durable building materials are located at the bottom floors of the building.
- 4. If the approved alternate proposes a building setback behind the sidewalk in lieu of a required stepback, the resulting open space includes public amenities such as seating areas, trees and landscaping, or outdoor dining.
- 5. The building contains superior architectural treatments for delineating the base, middle and top of the building.

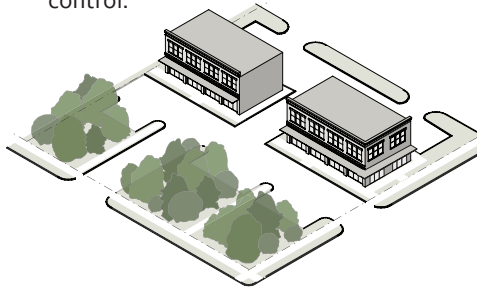


Height of Building		Up to 3 Stories	4 to 5 Stories	6 to 7 Stories	8 to 12 Stories	13 to 20 Stories	21 to 40 Stories
C. Massing							
C1	3rd story stepback (min)	n/a	n/a	10'	12'	15'	15'
C2	12th story stepback (min)	n/a	n/a	n/a	n/a	15'	15'
D. Towers							
D1	Floor plate size above 12 stories (max)	n/a	n/a	n/a	n/a	n/a	20,000 sf
D2	Spacing between towers - floors above 12 stories (min)	n/a	n/a	n/a	n/a	n/a	100'

## Article 3.4. Frontage Requirements

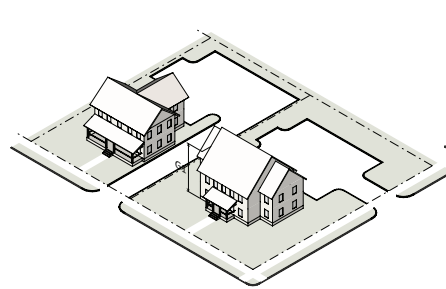
### Sec. 3.4.1. Purpose and Intent

Frontages link a desired development pattern with specific form requirements that mandate the type of development desired along the street edge. Frontages place additional limitations beyond the base dimensional standards. Where there is a conflict between the base dimensional standards and the frontage requirements, the frontage requirements control.



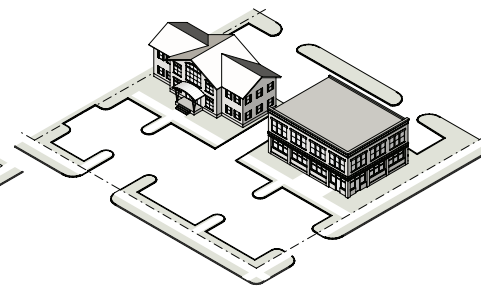
#### A. Parkway (-PK)

The -PK Frontage is intended to provide a heavily landscaped buffer between the roadway and adjacent development to ensure a continuous green corridor along the street edge.



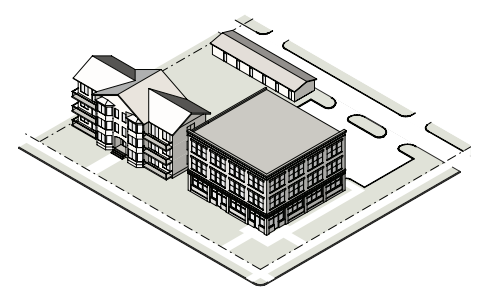
#### B. Detached (-DE)

The -DE Frontage is intended for areas adjacent to roadways transitioning from residential to commercial. Accommodates neighborhood-scaled, low intensity commercial uses while maintaining the residential character of the street.



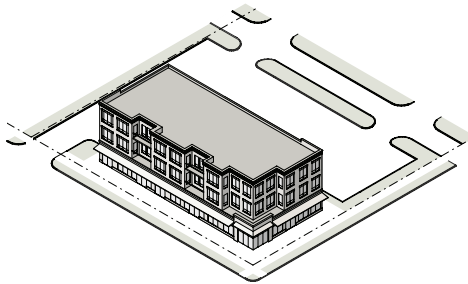
#### C. Parking Limited (-PL)

The -PL Frontage is intended for areas where access to buildings by automobile is desired but where some level of walkability is maintained. Permits a maximum of two bays of on-site parking with a single drive aisle between the building and the street.



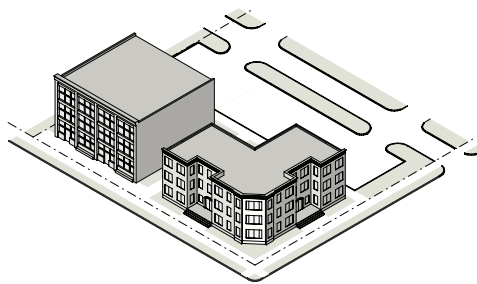
#### D. Green (-GR)

The -GR Frontage is intended for areas where it is desirable to locate buildings close to the street, but where parking between the building and street is not permitted. Requires a landscaped area between the building and the street.



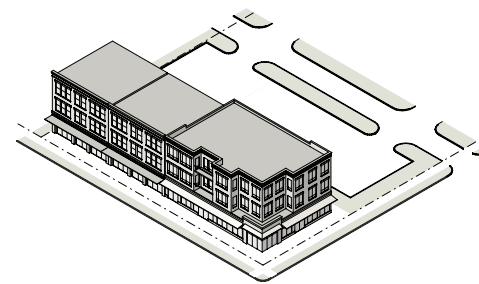
#### E. Urban Limited (-UL)

The -UL Frontage is intended for areas where parking between the building and street is not allowed. Buildings abut the street and sidewalk but to balance the needs of both the pedestrian and automobile greater spacing is allowed along the street wall.



#### F. Urban General (-UG)

The -UG Frontage is also intended for areas where parking between the building and street is not allowed. Buildings abut the street and sidewalk but the -UG frontage has a higher street wall requirement than the -UL frontage.



#### G. Shopfront (-SH)

The -SH Frontage is for intended for areas where the highest level of walkability is desired. The -SH Frontage is intended to create a "main street" type of environment, therefore, mixed use buildings are the primary building type allowed.

### **Sec. 3.4.2. General Requirements**

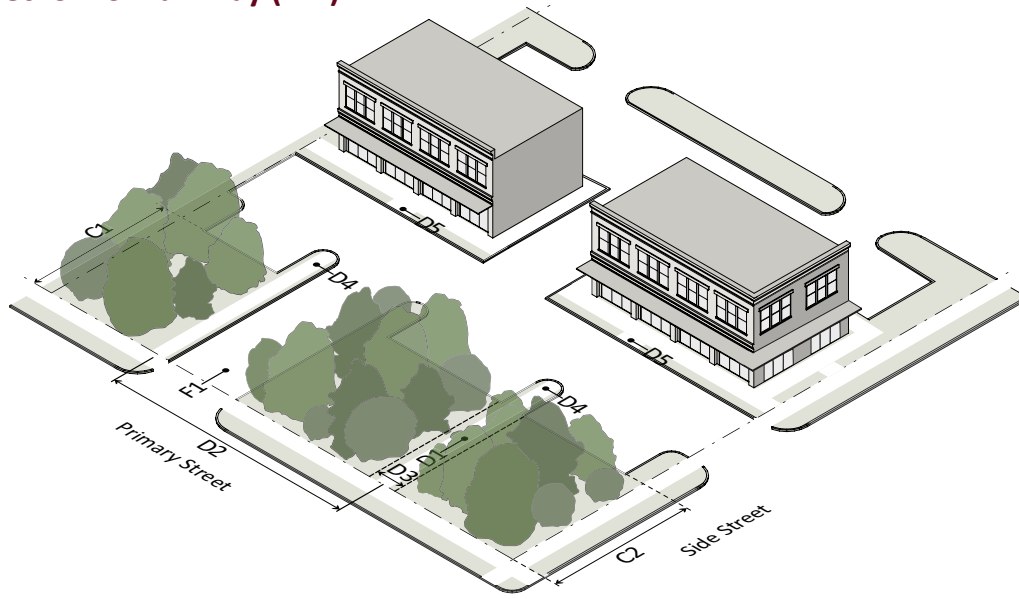
#### **A. Urban Frontages**

The urban frontages include the following: Green, Urban Limited, Urban General and Shopfront.

#### **B. Design of Parking Structures on Urban Frontages**

1. The ground story of structured parking must have active uses (such as, but not limited to, residential, commercial, office or civic space) located between the parking structure and any public sidewalk.
2. Where upper stories of structured parking are located at the perimeter of a building, they must be screened so that cars are not visible from adjacent streets. Sloped ramps cannot be discernible along the perimeter of the parking structure. Architectural and vegetative screens must be used to articulate the facade, hide parked vehicles and shield lighting. In addition, the ground floor facade treatment (building materials, windows, and architectural detailing) shall be continued on upper stories.
3. Upper stories of parking structure facades shall be designed with both vertical (facade rhythm of 20 feet to 30 feet) and horizontal articulation (aligning with horizontal elements along the block).

### Sec. 3.4.3. Parkway (-PK)



#### A. Description

Provides for a heavily landscaped buffer between the roadway and adjacent development to ensure a continuous green corridor along the street edge.

#### B. Building Types Allowed

Detached house (see <a href="#">Sec. 3.2.1</a> )	General building (see <a href="#">Sec. 3.2.5</a> )
Attached house (see <a href="#">Sec. 3.2.2</a> )	Mixed use building (see <a href="#">Sec. 3.2.6</a> )
Townhouse (see <a href="#">Sec. 3.2.3</a> )	Civic building (see <a href="#">Sec. 3.2.7</a> )
Apartment (see <a href="#">Sec. 3.2.4</a> )	Open lot (see <a href="#">Sec. 3.2.8</a> )

#### C. Additional Setbacks

C1	Building setback from primary street (min)	50'
C2	Parking setback from primary street (min)	50'

#### D. Pedestrian Access

D1	Pedestrian access required (minimum of one per lot)	yes
D2	Pedestrian access way spacing (max)	300'
D3	Width of pedestrian access way (min/max)	10'/20'
D4	A road or driveway with a sidewalk at least six feet in width may substitute for a required pedestrian access way	
D5	Direct pedestrian access is required from the public sidewalk to the primary entrance of the building	

#### E. Protective Yard Landscaping

E1	The 50-foot protective yard must be landscaped in accordance with <a href="#">Sec. 5.3.1.F</a> (SHOD-1 requirements)	
----	--	--

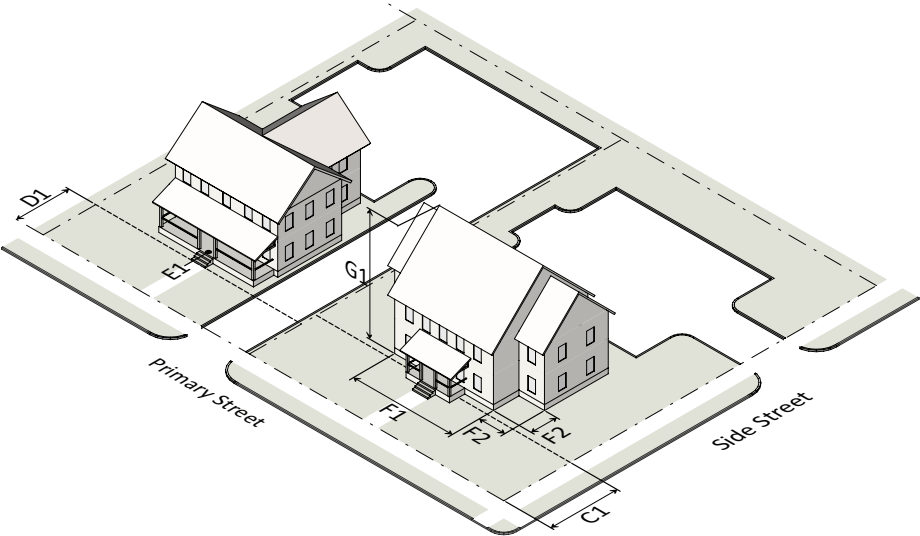
#### F. Protective Yard Encroachments

F1	Driveways	see <a href="#">Sec. 7.1.9</a>
F2	Ground signs	see <a href="#">Article 7.3</a>
F3	Pedestrian access way	

#### G. Streetscape Requirement

	Sidewalk & tree lawn	see <a href="#">Sec 8.5.2.G</a>
--	----------------------	---------------------------------

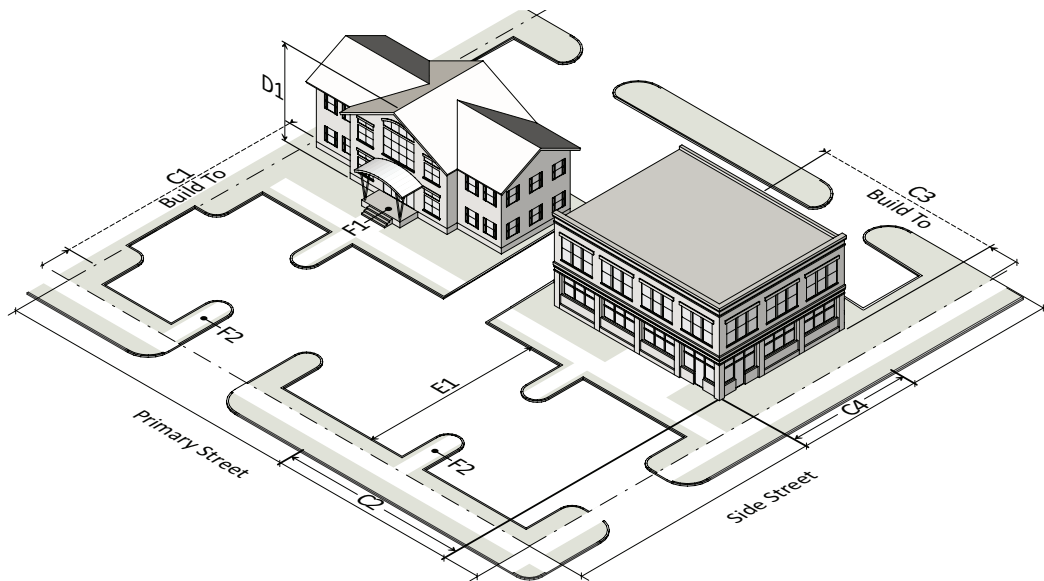
Sec. 3.4.4. Detached (-DE)



A. Description	
Intended for areas adjacent to roadways transitioning from residential to commercial. Accommodates neighborhood-scaled, low intensity commercial uses while maintaining the residential character of the street.	
B. Building Types Allowed	
Detached house (see Sec. 3.2.1)	Apartment (see Sec. 3.2.4)
Attached house (see Sec. 3.2.2)	Civic building (see Sec. 3.2.7)
Townhouse (see Sec. 3.2.3)	Open lot (see Sec. 3.2.8)
C. Additional Buildings Setbacks	
C1	Average front setback applies (see Sec 2.2.7C)
D. Additional Parking Limitations	
D1	No on-site parking is permitted between the building and the street

E. Pedestrian Access	
E1	Street-facing entrance required (min of one per building)
F. Facade Articulation	
F1	Front wall length without offset (max) 40'
F2	Front wall offset length and depth (min) 10'
G. Height Limitations	
G1	Height limit for frontage (max) 3 stories/50'
H. Streetscape Requirement	
Residential	see Sec 8.5.2.D

### Sec. 3.4.5. Parking Limited (-PL)



#### A. Description

Intended for areas where access to buildings by automobile is desired but where some level of walkability is maintained. Permits a maximum of two bays of on-site parking with a single drive aisle between the building and the street.

#### B. Building Types Allowed

Townhouse (see <a href="#">Sec. 3.2.3</a> )	Mixed use building (see <a href="#">Sec. 3.2.6</a> )
Apartment (see <a href="#">Sec. 3.2.4</a> )	Civic building (see <a href="#">Sec. 3.2.7</a> )
General building (see <a href="#">Sec. 3.2.5</a> )	Open lot (see <a href="#">Sec. 3.2.8</a> )

#### C. Build-to

C1	Primary street build-to (min/max)	0'/100'
C2	Building width in primary build-to (min)	50%
C3	Side street build-to (min/max)	0'/100'
C4	Building width in side build-to (min)	25%

#### D. Height Limitations

D1	Height limit for frontage (max)	7 stories/90'
----	---------------------------------	---------------

#### E. Additional Parking Limitations

E1	A maximum of two bays of on-site parking with a single drive aisle is permitted between the building and the street.
----	--

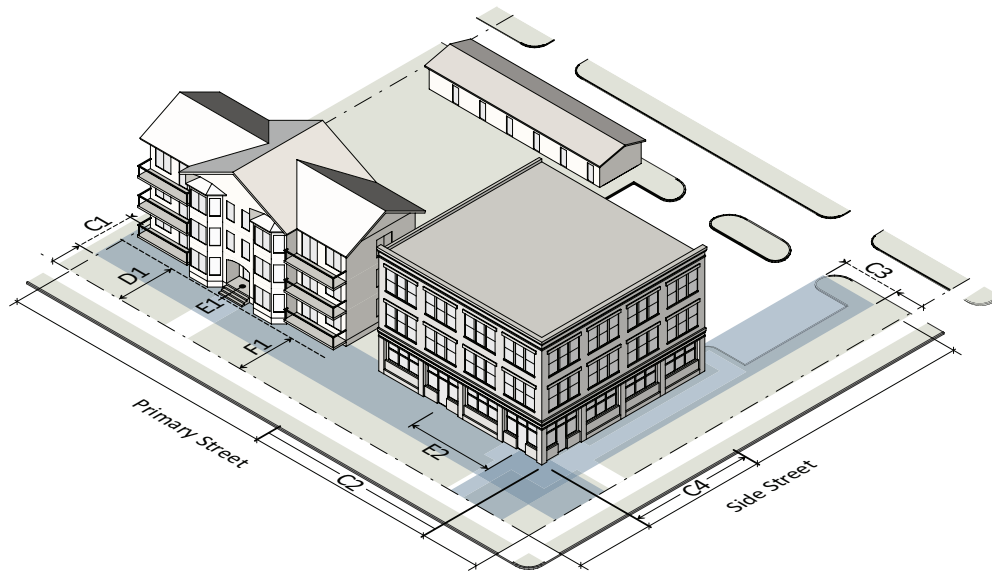
#### F. Pedestrian Access

F1	Street-facing entrance required (min of one per building)
F2	Direct pedestrian access is required from the public sidewalk to the primary street-facing entrance of the building

#### G. Streetscape Requirement

Main Street; or	see <a href="#">Sec 8.5.2.A</a>
Mixed Use; or	see <a href="#">Sec 8.5.2.B</a>
Commercial; or	see <a href="#">Sec 8.5.2.C</a>
Multi-way; or	see <a href="#">Sec 8.5.2.E</a>
Parking.	see <a href="#">Sec 8.5.2.F</a>

### Sec. 3.4.6. Green (-GR)



#### A. Description

Intended for areas where it is desirable to locate buildings close to the street, but where parking between the building and street is not permitted. Requires a landscaped area between the building and the street.

#### B. Building Types Allowed

Townhouse (see <a href="#">Sec. 3.2.3</a> )	Mixed use building (see <a href="#">Sec. 3.2.6</a> )
Apartment (see <a href="#">Sec. 3.2.4</a> )	Civic building (see <a href="#">Sec. 3.2.7</a> )
General building (see <a href="#">Sec. 3.2.5</a> )	Open lot (see <a href="#">Sec. 3.2.8</a> )

#### C. Build-to

C1	Primary street build-to (min/max)	20'/50'
C2	Building width in primary build-to (min)	50%
C3	Side street build-to (min/max)	20'/50'
C4	Building width in side build-to (min)	35%

#### D. Additional Parking Limitations

D1	Parking setback from primary street (min)	20'
D2	No on-site parking permitted between the building and the street	

#### E. Pedestrian Access

E1	Street-facing entrance required	yes
E2	Street-facing entrance spacing (max)	100'

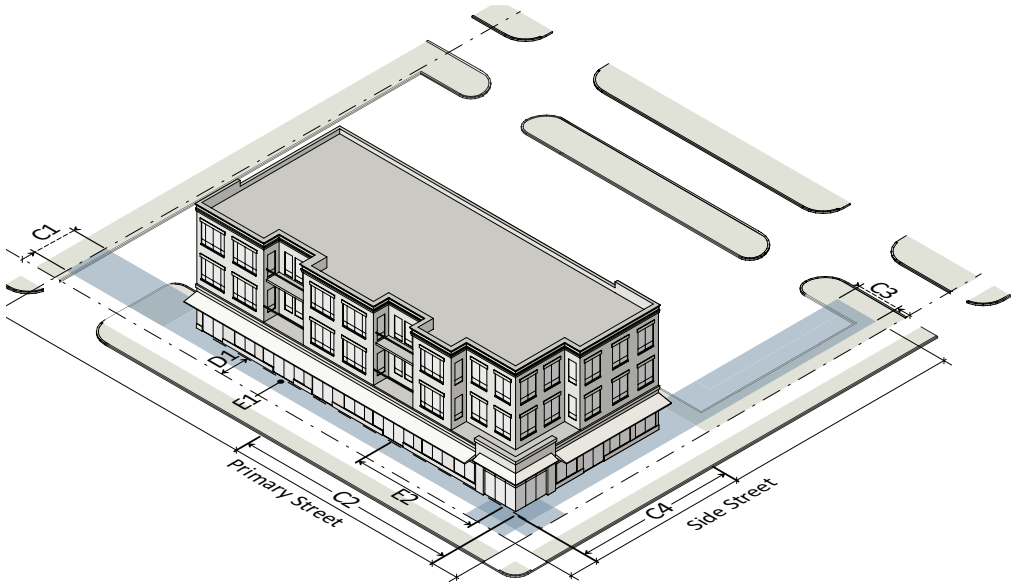
#### F. Landscaping

F1	The setback area between the building and the front property line must be landscaped and cannot be built or parked upon except to provide for pedestrian or vehicular access to the site or building.	
----	---	--

#### G. Streetscape Requirement

Commercial	see <a href="#">Sec 8.5.2.C</a>
------------	---------------------------------

Sec. 3.4.7. Urban Limited (-UL)



A. Description

Intended for areas where parking between the building and street is not allowed. Buildings abut the street and sidewalk but to balance the needs of both the pedestrian and automobile greater spacing is allowed along the street wall.

B. Building Types Allowed

Townhouse (see Sec. 3.2.3)	Mixed use building (see Sec. 3.2.6)
Apartment (see Sec. 3.2.4)	Civic building (see Sec. 3.2.7)
General building (see Sec. 3.2.5)	Open lot (see Sec. 3.2.8)

C. Build-to

C1	Primary street build-to (min/max)	0'/20'
C2	Building width in primary build-to (min)	50%
C3	Side street build-to (min/max)	0'/20'
C4	Building width in side build-to (min)	25%

D. Additional Parking Limitations

D1	No on-site parking permitted between the building and the street
----	--

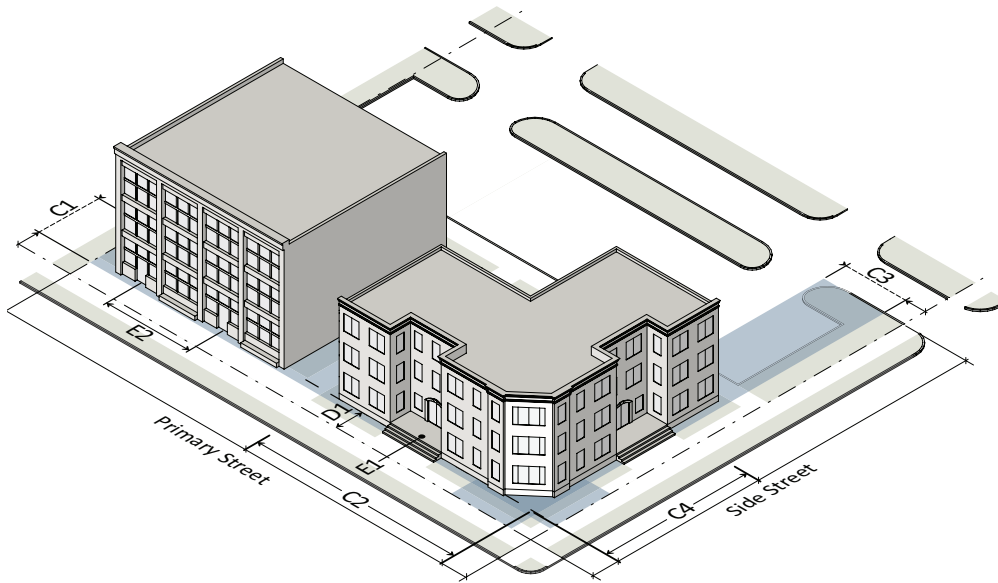
E. Pedestrian Access

E1	Street-facing entrance required	yes
E2	Street-facing entrance spacing (max)	75'

F. Streetscape Requirement

Main Street; or	see Sec 8.5.2.A
Mixed Use.	see Sec 8.5.2.B

### Sec. 3.4.8. Urban General (-UG)



#### A. Description

Intended for areas where parking between the building and street is not allowed. Buildings abut the street and sidewalk but the -UG frontage has a higher street wall requirement than the -UL frontage.

#### B. Building Types Allowed

Townhouse (see <a href="#">Sec. 3.2.3</a> )	Mixed use building (see <a href="#">Sec. 3.2.6</a> )
Apartment (see <a href="#">Sec. 3.2.4</a> )	Civic building (see <a href="#">Sec. 3.2.7</a> )
General building (see <a href="#">Sec. 3.2.5</a> )	Open lot (see <a href="#">Sec. 3.2.8</a> )

#### C. Build-to

C1	Primary street build-to (min/max)	0'/20'
C2	Building width in primary build-to (min)	70%
C3	Side street build-to (min/max)	0'/20'
C4	Building width in side build-to (min)	35%

#### D. Additional Parking Limitations

D1	Parking setback from primary street (min)	30'
D2	No on-site parking permitted between the building and the street	

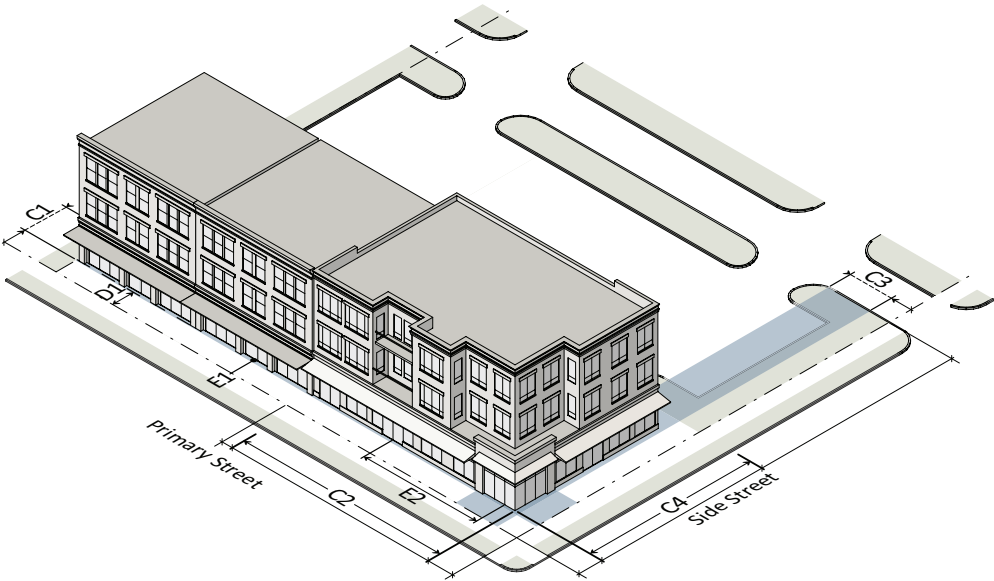
#### E. Pedestrian Access

E1	Street-facing entrance required	yes
E2	Street-facing entrance spacing (max)	75'

#### F. Streetscape Requirement

Main Street; or	see <a href="#">Sec 8.5.2.A</a>
Mixed Use.	see <a href="#">Sec 8.5.2.B</a>

Sec. 3.4.9. Shopfront (-SH)



A. Description

Intended for areas where the highest level of walkability is desired. The -SH Frontage is intended to create a "main street" type of environment, therefore, mixed use buildings are the primary building type allowed.

B. Building Types Allowed

Mixed use building (see Sec. 3.2.6)

Civic building (see Sec. 3.2.7)

Open lot (see Sec. 3.2.8)

C. Build-to

C1	Primary street build-to (min/max)	0'/15'
C2	Building width in primary build-to (min)	80%
C3	Side street build-to (min/max)	0'/15'
C4	Building width in side build-to (min)	40%

D. Additional Parking Limitations

D1	Parking setback from primary street (min)	30'
D2	No on-site parking permitted between the building and the street	

E. Pedestrian Access

E1	Street-facing entrance required	yes
E2	Street-facing entrance spacing (max)	50'

F. Streetscape Requirement

Main Street	see Sec 8.5.2.A
-------------	-----------------

## Article 3.5. Neighborhood Transitions

### Sec. 3.5.1. Applicability

- A. The following neighborhood transition standards apply in the Mixed Use and Campus Districts when the following occurs:
  1. The site immediately abuts a district boundary of a R-1, R-2, R-4, R-6 district, except where the abutting property contains a civic use; or
  2. The site immediately abuts a district boundary of an R-10 district where the abutting property is vacant or contains an existing detached house or attached house used for residential purposes.
- B. Zone B does not apply to sites 50 feet or less in the depth. In such cases, Zone C starts at the inside edge of the Zone A protective yard (edge furthest from the district boundary line).

### Sec. 3.5.2. Transition Zones

#### A. Zone A: Protective Yard

##### 1. Intent

Intended to buffer and screen. Consists of vegetative landscaping and wall or fence. No buildings or structures allowed.

##### 2. Location

Immediately abutting district boundary line.

##### 3. Width

Varies (depends on protective yard type applied).

#### B. Zone B: Use Restricted

##### 1. Intent

Intended to be occupied by open areas and low intensity uses, such as surface parking, alleys, landscaping, playgrounds, outdoor dining, community serving buildings and service-related structures.

##### 2. Location

Located between Zone A and Zone C. Zone B starts at the inside edge of the Zone A protective yard (edge furthest from the district boundary line) and ends 50 feet from the district boundary line.

##### 3. Width

50 feet from the district boundary line.

#### C. Zone C: Height and Form

##### 1. Intent

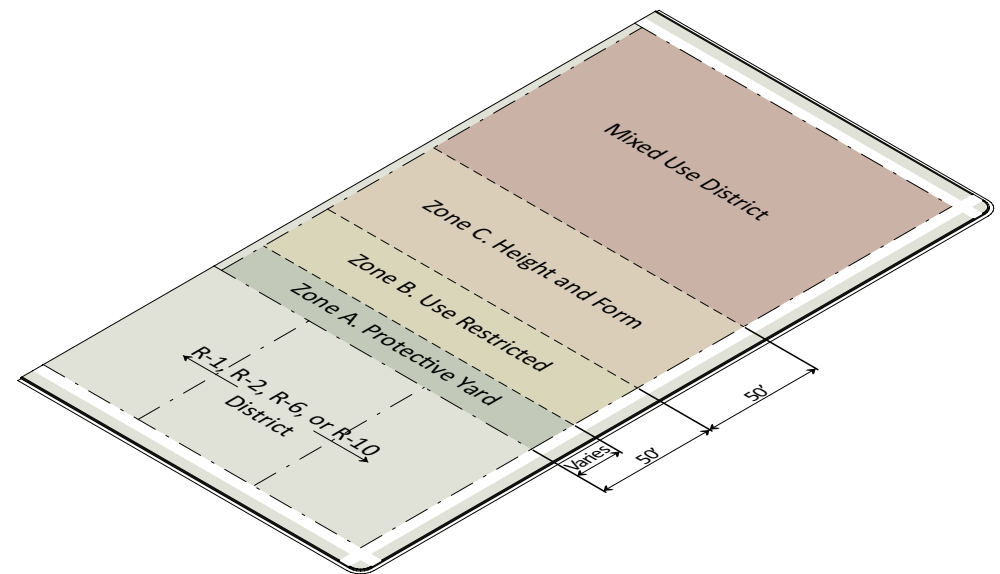
Intended to restrict the height and form of development so as to decrease the impact of new multi-story structures.

##### 2. Location

Located beyond and adjacent to zone B. Zone C extends from 50 to 100 feet from district boundary line. When Zone B does not exist, Zone C starts at the inside edge of the Zone A protective yard (edge furthest from the district boundary line).

##### 3. Width

50 to 100 feet from the district boundary line. When Zone B does not exist, Zone C extends a maximum of 50 feet from inside edge of the Zone A protective yard (edge furthest from the district boundary line).



### Sec. 3.5.3. Zone A: Protective Yard

#### A. Type 1: Narrow (10 feet)

##### 1. Width

A Type 1 protective yard must be an average width of at least 10 feet.

##### 2. Installation Requirements

A Type 1 protective yard must include the following:

- A wall between six and nine feet in height;
- Four shade trees per 100 lineal feet;
- Three understory trees per 100 lineal feet; and
- 40 shrubs per 100 lineal feet.

#### B. Type 2: Medium (20 feet)

##### 1. Width

A Type 2 protective yard must be an average width of at least 20 feet.

##### 2. Installation Requirements

A Type 2 protective yard must include the following:

- A wall or fence between six and nine feet in height;
- Five shade trees per 100 lineal feet;
- Four understory trees per 100 lineal feet; and
- 30 shrubs per 100 lineal feet.

#### C. Type 3: Wide (50 feet)

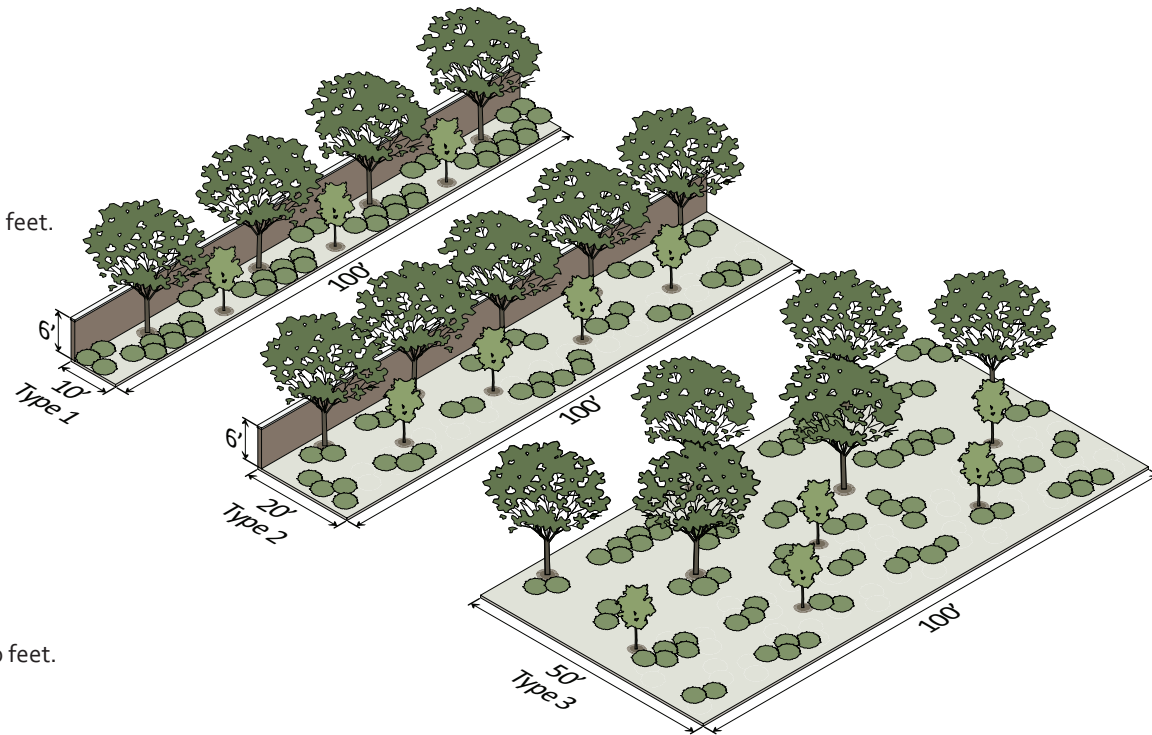
##### 1. Width

A Type 3 protective yard must be an average width of at least 50 feet.

##### 2. Installation Requirements

A Type 3 protective yard must include the following:

- Six shade trees per 100 lineal feet;
- Five understory canopy trees per 100 lineal feet; and
- 60 shrubs per 100 lineal feet.



#### 3. Optional Provisions

- A fence or wall between six and eight feet in height may be installed.
- In lieu of planting required shrubs, a berm with a minimum height of three feet may be installed.

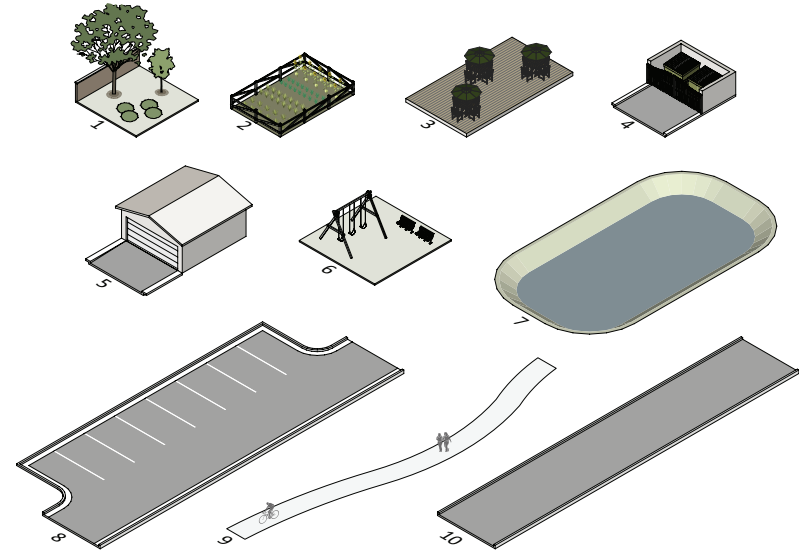
#### D. Design and Installation

- A required protective yard may be replaced with a tree conservation area that meets the requirements of [Article 9.1](#).
- Required landscaping in a protective yard must meet the design and installation requirements of [Sec. 7.2.5](#).
- In no case shall required landscaping exceed 30% of the total lot area, see [Sec. 7.2.1.D](#).
- Protective yards must meet the location requirements of [Sec. 7.2.2.C](#).
- Fences, walls and berms located in a protective yard must meet the requirements of [Sec. 7.2.2.D](#). Fences, walls and berms cannot be located in a protective yard when the protective yard is also a tree conservation area.

### Sec. 3.5.4. Zone B: Use Restrictions

#### A. Permitted Activity

1. Protective yard, landscaping, fence, wall.
2. Garden.
3. Outdoor dining (not between the hours of 10 PM and 6 AM).
4. Service area.
5. Accessory garage, storage area.
6. Park, playground.
7. Stormwater detention.
8. Surface parking lot.
9. Path, walkway, sidewalk.
10. Alley.

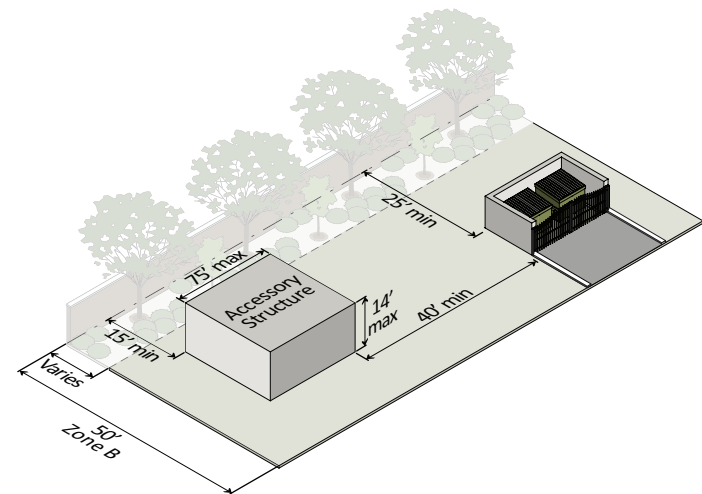


#### B. Civic Building and Accessory Structures

1. An accessory structure can be no more than 14 feet in height and must be located at least 15 feet from the district boundary line.
2. Buildings walls parallel to the district boundary line can be no longer than 75 feet.
3. Building and structures must be spaced apart to maintain views. There must be a minimum of 40 feet between buildings and structures.

#### C. Service Areas

Trash collection, trash compaction, recycling collection and other similar service areas must be located at least 25 feet from the district boundary line.



### Sec. 3.5.5. Zone C: Height and Form

#### A. Permitted Activity

All structures and uses allowed in the zoning district are permitted in Zone C.

#### B. Height

1. No building or structure can be more than 40 feet in height at the Zone C line.
2. Height can increase subject to a 45 degree height plane measured from a height of 40 feet at the Zone C line, extending upward one foot for every additional foot of setback into the site.
3. The height plane applies up to 100 feet from the district boundary line.

#### C. Wall Articulation

Any portion of a rear wall plane cannot exceed 50 feet in length unless the wall is offset a minimum of five feet for minimum distance of 15 feet.

